089.0	0005	0001.G	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	869,800	/	869,800
USE VALUE:	869,800	/	869,800
ASSESSED:	869,800	/	869,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	PINE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINOCHETTI JOHN
Owner 2:	
Owner 3:	
Street 1:	55R DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FINOCHETTI VIRGINIA M -
Owner 2:	-
Street 1:	177 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,047 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1963, having primarily Wood Shingle Exterior and 2690 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6047.000	448,800		421,000	869,800
Total Card	0.139	448,800		421,000	869,800
Total Parcel	0.139	448,800		421,000	869,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.30 | /Parcel: 323.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56833
GIS Ref	
GIS Ref	
Insp Date	04/01/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0005-0001.G

!7261!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	448,800	0	6,047.	421,000	869,800	869,800	Year End Roll	12/18/2019
2019	105	FV	352,800	0	6,047.	427,000	779,800	779,800	Year End Roll	1/3/2019
2018	105	FV	352,800	0	6,047.	318,700	671,500	671,500	Year End Roll	12/20/2017
2017	105	FV	332,400	0	6,047.	288,700	621,100	621,100	Year End Roll	1/3/2017
2016	105	FV	332,400	0	6,047.	276,600	609,000	609,000	Year End	1/4/2016
2015	105	FV	303,000	0	6,047.	234,500	537,500	537,500	Year End Roll	12/11/2014
2014	105	FV	303,000	0	6,047.	222,500	525,500	525,500	Year End Roll	12/16/2013
2013	105	FV	314,200	0	6,047.	211,700	525,900	525,900		12/13/2012

PRINT

Date	Time
12/10/20	21:55:02

LAST REV

Date	Time
01/30/20	18:57:45

jorourke

PAT ACCT. 7261

USER DEFINED

Prior Id # 1:	56833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINOCHETTI VIRG	40271-470		8/1/2003	Family	445,000	No	No		
	10545-248		6/4/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2020	Mail Update	JO	Jenny O
4/1/2009	Measured	197	PATRIOT
11/4/2003	MLS	HC	Helen Chinal
9/18/2002	MLS	HC	Helen Chinal
11/13/2000	Hearing Chag	189	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	163	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6047		Sq. Ft.	Site		0	70.	0.99	5									420,987						421,000	

Total AC/HA:	0.13882	Total SF/SM:	6047	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	420,987	Spl Credit		Total:	421,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	3 Total: 3
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.22565794
Const Adj.:	1.00999999
Adj $ / SQ:	210.445
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641888
Depreciation:	193080
Depreciated Total:	448808

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 5			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

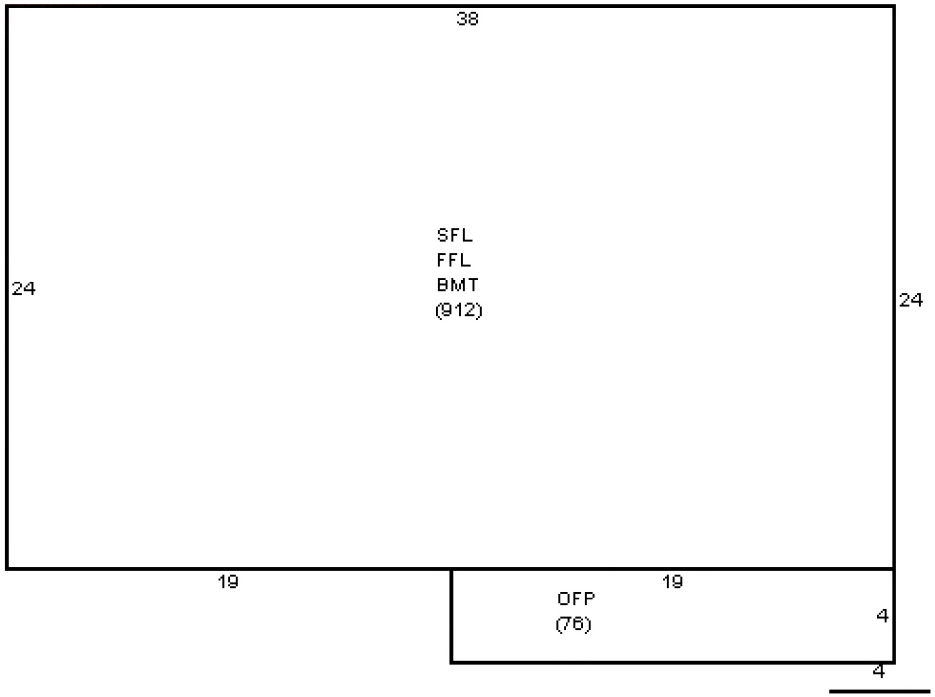
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	210.45
Special Features:	0	Val/Su Net:	159.60
Final Total:	448800	Val/Su SzAd	246.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	108.120	98,602
FFL	First Floor	912	210.450	191,926
SFL	Second Floor	912	210.450	191,926
OFP	Open Porch	76	38.590	2,933

Net Sketched Area:	2,812			Total:	485,387
Size Ad	1824	Gross Are	2812	FinArea	2690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0005-0001.G

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: